

PLANNING DECISIONS – September 2018

Application No : 16/00456/ADV Decision : **Application Permitted**
Location : Woodys Car Valeting Centre Golden Cross Parade
Ashingdon Road
Proposal : Retrospective Application To Retain Non-Illuminated Wall
Sign
Applicant : Andrews Taxis - Mr John Harry Watson

Application No : 17/01037/FUL Decision : **Refuse Planning
Permission**
Location : 66 Lower Road Hullbridge SS5 6DF
Proposal : Demolish existing building and construct three storey
building comprising 2 no one bedroomed and 6 no two
bedroomed flats with parking and additional access to front
Applicant : Mr B. Wakeling

Reason(s) for Refusal

- 1 The development by reason of its bulk would appear as an incongruous and overly dominant structure within the street scene resulting in an overbearing physical presence within the street scene to the detriment of visual amenity. It is considered that the development by reason of its size and scale is incompatible with the scale and character of the built residential form which characterises the street scene at Lower Road and within the wider vicinity thus conflicting with policies DM1 and DM 3 of the Rochford District Council Local Development Framework Development Management plan and the provisions of Supplementary Planning Guidance 2 (House design)
- 2 The building proposed is greater in width, depth and height than number 64 Lower Road adjoining the site. Given this fact together with the close physical relationship which would exist between number 64 and the proposed development it is considered that the building in terms of its physical mass would amount to an overbearing physical presence from the perspective of the amenity of occupiers to number 64 Lower Road thus conflicting with policies DM1 and DM 3 of the Rochford District Council Local Development Framework Development Management plan and the provisions of Supplementary Planning Guidance 2 (Housing design)

Application No : 17/01110/FUL Decision : **Refuse Planning
Permission**

Location : Land West Of White Heather London Road Rawreth
Proposal : Development of 49MW gas fired electricity generating
facility with associated infrastructure, landscaping and
access off London Road
Applicant : Rayleigh Power Limited

Reason(s) for Refusal

- 1 The application site is located within an area of Metropolitan Green Belt as defined in the Rochford District Council Local Development Framework Allocation Document (2014). The proposal represents inappropriate development that would prove harmful to the open, undeveloped character of that part of the Green Belt in which the site is located which would not be outweighed by the very special circumstances put forward by the applicant. If allowed the proposal would introduce a new development feature detracting significantly from the open and gentle form of the arable farmland appearance of which the site is part to the detriment of the Metropolitan Green Belt.

Application No : 17/01240/FUL Decision : **Refuse Planning
Permission**

Location : Land Opposite 2 Goldsmith Drive Rayleigh
Proposal : Use of land as a Traveller Site comprising 2 mobile homes,
day room and touring caravans together with access,
hardstanding and cesspit
Applicant : Mr M O'Brien

Reason(s) for Refusal

- 1 The proposal would result in inappropriate development within the Metropolitan Green Belt, as identified in the Rochford District Council Local Development Framework Allocations Document (2014). No exceptional circumstances have been demonstrated by the applicant to justify such development within the Metropolitan Green Belt.

Application No : 18/00180/FUL Decision : **Refuse Planning
Permission**

Location : 18 Lascelles Gardens Ashingdon SS4 3BP
Proposal : Proposed Granny Annex Outbuilding
Applicant : Mr Andy White

Reason(s) for Refusal

1. The proposed annexe would have an internal floor area of approximately 57 square metres and would have a separation distance from the main dwelling of approximately 35 metres. Given the scale of the proposed building and the degree of separation with the main dwelling, it is considered that the proposed outbuilding would be tantamount to the formation of an independent dwelling. The submitted plans indicate that the proposed building would contain all the facilities required for independent living. This it is considered would allow for the structure to be considered as a functionally separate unit of living

accommodation. There would be no need for any future occupants of the building to enter the main dwelling for the purposes of day to day living. Although initially the occupants of the proposed building may well be relatives of the applicants, this may change in the future, and it is considered would be difficult to enforce against. There is a space to the side of the application host dwelling, with a width of approximately 3 metres, this would be sufficient to enable a vehicle to pass through to the rear of the site where the proposed annexe would be located. There is therefore considered to be the potential for an independent means of access to be created to the proposed building, further confirming that the proposed building has the characteristics of an independent dwelling. The above factors clearly indicate that the proposed development should be considered as a separate unit of residential accommodation on an infill plot as opposed to an annexe in incidental use to the main dwelling.

2. Policy DM3 of the Council's Development Management Plan states that proposals for residential intensification and infilling should include a design in line with the existing street pattern and density of development within the locality. It is considered that the proposed building would increase the density of the locality, by substantially reducing the size of the existing rear garden of 18 Lascelles Gardens and increasing the intensity of the built form, creating a potential tandem relationship between the proposed building and 18 Lascelles Gardens. Dwellings along Lascelles Gardens are characterised by rear gardens of a substantial length, it is considered that the proposal would erode this character by substantially reducing the depth of the rear garden of the application host dwelling. If the proposal were to be approved it is considered that it would have the potential to set a precedent for further 'backland development' to be approved within the vicinity of the application site, in significant detriment to the character of the area.

Application No : 18/00197/FUL Decision : **Application Permitted**
Location : 112 Main Road Hockley SS5 4RL
Proposal : Alter Existing Side Projection to Flat Roof with Roof Lantern
and Add Bay Window to Front
Applicant : Mr & Mrs Aidan Barry

Application No : 18/00217/FUL Decision : **Refuse Planning
Permission**
Location : Thurloxtan Stambidge Road Stambidge
Proposal : First Floor Rear Extension
Applicant : Mr & Mrs Bailey

Reason(s) for Refusal

- 1 The Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be inappropriate development contrary to the National Planning Policy Framework. Within the Green Belt, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policy DM17 of the Development Management Plan or other policy compliant exceptions). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Policy DM17 of the Development Management Plan provides that the total size of a Green Belt dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 25%. The proposal is considered excessive, rather than reasonable, which together with previous additions would represent a substantial change in the appearance and character of the property having a significant impact on the openness of this part of the Green Belt contrary to local and national planning policy.

Application No : 18/00305/FUL Decision : **Application Permitted**
Location : Land North Of National Grid London Road Rawreth
Proposal : Construction of a new hard standing access track and gated entrance to the consented Dollyman's Power and Storage Facilities off London Road and construction of gas kiosk.
Applicant : Statera Energy Limited - Miss Kirsty Cassie

Application No : 18/00384/FUL Decision : **Refuse Planning Permission**
Location : 33 White Hart Lane Hawkwell SS5 4DQ
Proposal : Sub-divide plot and construct detached 2 bedroom bungalow with new vehicle cross over and parking area
Applicant : Mr Steven Aland

Reason(s) for Refusal

- 1 The proposal is considered to represent infilling with a tandem relationship to the existing dwelling which would conflict with Policy H1 of the Core Strategy and parts (i), (ii), (iv) and (x) of Policy DM3 of the Development Management Plan as it would result in development which would not relate well to the existing street pattern, density and character of the locality.
- 2 The site is within a Critical Drainage Area as defined by ECC and concerns have been expressed in response to neighbour notification with respect to existing surface water drainage issues in the vicinity of the site. Policy DM28 advises that in cases where there is a perceived risk of flooding from surface water run-off arising from the development the LPA will require the submission of a flood risk assessment. In the absence of this it is considered that the LPA cannot properly consider the proposal and be clear about how the proposed drainage will ensure that the risk of flooding is not increased by surface water runoff from the site contrary to Policy DM28 of the Development Management Plan (2014).

Application No : 18/00387/FUL Decision : **Application Permitted**
Location : Rear Of Three Bays Farm Canewdon Road Ashingdon
Proposal : Change of Use of Existing Buildings to B2 (General Industrial) and B8 (Storage or Distribution)
Applicant : Mr Lewis

Application No : 18/00411/REM Decision : **Application Permitted**
Location : Land East Of Rugby Club Aviation Way Rochford
Proposal : Reserved Matters Application for Phase 2 Infrastructure Works Comprising a Spine Road and Associated Infrastructure Including the Creation of Green Corridors Pursuant to Creating Access to all Parts of the Business Park Following Approval of Application Ref: 15/00781/OUT
Applicant : Henry Boot Developments Ltd

Application No : 18/00418/FUL Decision : **Refuse Planning Permission**
Location : Site Of 289 Ferry Road Hullbridge
Proposal : Demolish Existing Detached Outbuilding Construct Single Storey Two Bed Dwelling
Applicant : CJD Artillery Lane Ltd

Reason(s) for Refusal

- 1 The proposed development would create an unacceptable relationship with existing and new development under construction in the locality to the detriment of future occupiers of the new dwelling. It would also necessitate layout changes for the scheme to construct 12 flats approved under 17/00228/FUL resulting in a poor site layout for that previously approved scheme. Accordingly the development would be contrary to the Rochford District Council Local Development Framework Development Management Plan Policies DM1 and DM3 and Core Strategy Policies H1 and CP1, and the principles of the National Planning Policy Framework.

Application No : 18/00419/FUL Decision : **Application Permitted**
Location : 89 Southend Road Rochford SS4 1HH
Proposal : Single Storey Side Extension
Applicant : Mr Schrader

Application No : 18/00420/FUL Decision : **Application Permitted**
Location : 34 Russet Way Hockley SS5 5PH
Proposal : Single Storey Rear Extension and Dormer to Side With a Cat Slide Roof
Applicant : Mr & Mrs Maskell

Application No : 18/00436/FUL Decision : **Refuse Planning Permission**
Location : 118 High Street Rayleigh SS6 7BY
Proposal : Proposed Single Storey Rear Extension and Loft Conversion incorporating Side Dormers and Change of Use to a Mixed Use Retaining A1 Retail to Part of Ground Floor and Creation of 3 No. Residential Flats (Loss of Existing Office (A2) to First Floor).
Applicant : Mr A Cole

Reason(s) for Refusal

- 1 The site is located within an Air Quality Management Area which was formally designated on the 1st February 2015. Policy ENV5 of the Core Strategy 2011 and Policy DM35 of the Development Management Plan (2014) restricts new residential development in Air Quality Management Areas in order to reduce public exposure to poor air quality. The application is not supported by any information that would help mitigate against potential residents or others being exposed to poor air quality and thus due to local levels of airbourne pollutants above acceptable levels, the current proposal should be resisted.
- 2 The proposed dormers and flat roofed extension by way of the form and scale proposed, which would appear as unattractive and incongruous additions would be harmful to the appearance of the building and would fail to preserve or enhance the character of the Rayleigh Conservation Area contrary to Policy CP2 of the Core Strategy 2011 and paragraphs 196-197 of the National Planning Policy Framework as well as Policy DM1 of the Development Management Plan (2014).
- 3 The proposed development would not be of the high standard expected for new developments as a result of the lack of provision for refuse and recycling storage at the site, the tandem parking arrangement proposed, the lack of provision for cycle storage and in respect of the ground floor flat the limited fenestration and outlook immediately to a parking area. In this respect the proposal would fall contrary to Policies DM35, DM30 and DM1 of the Development Management Plan (2014).

Application No : 18/00439/FUL Decision : **Refuse Planning
Permission**

Location : Site Of 289 Ferry Road Hullbridge
Proposal : Variation of condition 2 to application 17/00228/FUL for development of 12 flats approved on 1st August 2017 to vary list of approved plans to include a revised site plan to reflect development the subject of another application for proposed bungalow at rear of the site (Application No. 18/00418/FUL).

Applicant : CJD Artillery Lane Ltd

Reason(s) for Refusal

- 1 The proposal would increase the quantum of hardsurfacing in front of the building to the visual detriment and character of the local area which together with the poor layout of the communal amenity area would be contrary to policies CP1 of the Core Strategy 2011, policy DM1 of the Development Management Plan and the guidance of Supplementary Planning Document 2 - Housing Design.

Application No : 18/00443/FUL Decision : **Application Permitted**
Location : 43A Eastbury Avenue Rochford SS4 1SE
Proposal : Demolish Existing Garage and Construct Single Storey Flat
Roof Rear Extension
Applicant : Mr Craig Staunton

Application No : 18/00455/FUL Decision : **Application Permitted**
Location : 24 Folly Lane Hockley SS5 4SE
Proposal : Demolish Existing Dwelling and Construct One No.5
Bedroomed Dwelling
Applicant : T.D Brown & Sons - Mr T Brown

Application No : 18/00479/FUL Decision : **Application Permitted**
Location : 83 New Road Great Wakering
Proposal : Install 3 No. Roof Lights to Front Elevation
Applicant : Mr & Mrs Dongworth

Application No : 18/00481/FUL Decision : **Application Permitted**
Location : 3 Rosslyn Close Hockley SS5 5BP
Proposal : Raise Garage Roof and Change Use of Garage to
Habitable Room with Single Storey Rear Extension Behind
Applicant : Mrs Laura Leeange

Application No : 18/00480/FUL Decision : **Application Permitted**
Location : 22 Rochford Garden Way Rochford SS4 1QH
Proposal : Demolish Existing Extension (Conservatory) and Construct
Single Storey Rear Extension
Applicant : Mr Trevor Barlow

Application No : 18/00504/FUL Decision : **Application Permitted**
Location : 128 Down Hall Road Rayleigh SS6 9LP
Proposal : Raise Roof and Add Pitched Roof With Flat Roof Rear
Dormer
Applicant : Mr James Green

Application No : 18/00505/FUL Decision : **Application Permitted**
Location : 128A Down Hall Road Rayleigh SS6 9LP
Proposal : New pitch roof and second floor design with rear dormer to
match
Applicant : Mr Alex Barkess

Application No : 18/00518/FUL Decision : **Application Permitted**
Location : 9 Holly Tree Gardens Rayleigh SS6 7BE
Proposal : Rear dormer extension
Applicant : Mr A Wright

Application No : 18/00521/FUL Decision : **Application Permitted**
Location : 72 Hockley Road Rayleigh SS6 8EB
Proposal : Partial demolition (buildings EFAB & EFAJ) and remodelling of access, entrance and reception area, (including temporary reception, lobby and external stairs during construction). Erection of a new three storey teaching block with new dining facilities and qualitative improvements to existing playing fields including the resurfacing of the existing multi-use games area (MUGA). Associated hard and soft landscaping works, and temporary construction and staff access from Helena Road.
Applicant : Kier Construction (Eastern)

Application No : 18/00522/FUL Decision : **Application Permitted**
Location : 9 Hawkwell Chase Hawkwell SS5 4NH
Proposal : Single storey rear extension with 2 x skypods
Applicant : Mrs Zena Noad

Application No : 18/00523/FUL Decision : **Refuse Planning
Permission**
Location : 9 Hanningfield Close Rayleigh SS6 9EL
Proposal : Part Two Storey and Single Storey Rear Extension and Convert Garage to Habitable Room
Applicant : Mrs Gemma Sullivan

Reason(s) for Refusal

1. The Parking Standards Design and Good Practice Guide (2010) states that for dwelling with two or more bedrooms, at least two off street car parking spaces are required, with dimensions of at least 2.2 metres by 5.9 metres. The proposal would result in the loss of an existing garage, and as a result a single off-street car parking space. Despite the existing garage not being of sufficient dimensions to meet the current car parking space size requirements set out in the Parking Standards SPD (2010), it is still considered that the existing garage is capable of accommodating a variety of vehicles and would make some contribution to off street parking. Although the retention of the garage would not guarantee that it would be used for the parking of a vehicle, it would continue to provide an opportunity for reducing the number of cars parked on the street, and the loss of such a car parking space is therefore considered unacceptable. The proposal would result in an increase in the number of bedrooms at the property from two to three, potentially further increases pressure on car parking.
2. There is an existing area located to the side of the dwelling, which is considered capable of accommodating a single off-street car parking space, with dimensions of approximately 6.4 metres by 2.75 metres. The property would however fall short of the minimum two off-street car parking spaces required. A reduction in off-street car parking, to one space would lead to increased parking pressure on nearby streets to the detriment of the free flow of traffic and the appearance of the area more generally. The proposal would therefore be contrary to the guidance set out in the Parking Standards SPD (2010), and is considered unacceptable as a result.

3. Rochford District Council's Supplementary Planning Document on Housing Design states that in order to prevent excessive overshadowing of adjacent properties, first floor rear extensions should be sited to ensure that their projection does not form a horizontal angle greater than 45° with the nearest habitable room window of any adjacent property. The proposed two storey extension would breach the 45 degree angle in association with the nearest habitable room window at the adjacent no.7 Hanningfield Close. It is therefore considered that the proposal would cause an unacceptable level of overshadowing to the adjacent property, in detriment to neighbour amenity.

Application No : 18/00533/FUL Decision : **Refuse Planning**
Permission

Location : 4 Birch Close Rayleigh SS6 9LZ

Proposal : Single Storey Rear Extension and Proposed Attached Dwelling

Applicant : Price Projects Ltd

Reason(s) for Refusal

- 1 The proposed development would represent an intensification of built form on the site which would not relate well to the neighbouring dwellings or the character of the residential area. The proposal would result in an amenity space reduction for the existing dwelling which would fall significantly below that sought for dwellings of this size and no provision for the storage of refuse and recycling bins other than to the site frontage. The proposal would not allow for any soft landscaping to the site frontage which is an important aspect of new residential developments in terms of achieving a high standard of design and layout in the interests of visual amenity. For the aforementioned reasons the proposal is considered to amount to overdevelopment which would not achieve a high standard of design. The proposal would fall contrary to policies CP1 of the Core Strategy 2001 and policies DM1 and DM3 of the Development Management Plan 2014.

Application No : 18/00536/FUL Decision : **Refuse Planning**
Permission

Location : Land East Of 4 Hooley Drive Rayleigh

Proposal : Retention of Single Storey Extension to Existing Stable Block, Demolish Canopy Structure and Use as Stable Block

Applicant : Mr & Mrs M Laidlaw

Reason(s) for Refusal

- 1 Due to the scale of the proposed extension, constituting an increase in floor area over the existing building of over 56%, it is considered that the proposal would constitute a disproportionate addition to the existing building, detrimental to Green Belt openness. This is contrary to policy DM13 of the Development Management Plan (2014) and paragraph 144 and 145 of the NPPF (2018).
- 2 Due to the size and intended use of the proposed extension, it is not considered that the proposal constitutes small-scale essential facilities for the intended use of the building to support an equestrian business. It is therefore considered that the proposal constitutes inappropriate development, harmful

to the openness of the Green Belt, contrary to policy DM15 of the Development Management Plan (2014) and the policies contained within the NPPF.

- 3 The site under ownership of the applicant has an area of approximately 0.8 hectares. To be compliant with Policy DM15 an area of 1.6 hectares would be required for the proposed 4 stables. The applicant states however that they rent a 2 hectare area of land adjacent to the site and a further 5 hectares in the local area. It is not considered however that should the existing arrangement with the owner of the adjacent land come to an end that the adjacent land would continue to be available to the applicant for the grazing of their horses. There is therefore not considered to be any substantive evidence to demonstrate that the applicants business would have the benefit of additional grazing land in the future. This application would as such be contrary to part (ii) of Policy DM15 of the Rochford District Council Development Management Plan 2014.

Application No : 18/00540/FUL Decision : **Application Permitted**
Location : 49 Downhall Park Way Rayleigh
Proposal : Retrospective application to retain outbuilding for use incidental to the dwellinghouse.
Applicant : Mr Simon Bailey

Application No : 18/00541/FUL Decision : **Application Permitted**
Location : Land Rear Of 93 The Chase Rayleigh
Proposal : Erection of a two-storey detached house, with associated parking and landscaping.
Applicant : Hyjan Investments Holdings Ltd

Application No : 18/00543/FUL Decision : **Application Withdrawn**
Location : Butlers Farm Cottage Shopland Road Sutton
Proposal : Single Storey Front/Side and Rear Extensions
Applicant : Tabor Farms Ltd

Application No : 18/00550/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 4 White House Chase Rayleigh
Proposal : Application for a Lawful Development Certificate for a proposed rear extension and roof conversion including rear dormer.
Applicant : Mr Bacham

Application No : 18/00545/FUL Decision : **Application Permitted**
Location : 16 Trinity Close Rayleigh SS6 8QE
Proposal : Enclose the current plastic roof Carport/lean-to with horizontal shiplap timber to the front and side elevation, with side hung garage doors to the front.

Applicant : Mr chris whicher

Application No : 18/00557/FUL Decision : **Application Permitted**
Location : 16 Oak Road Rochford SS4 1NR
Proposal : Proposed single storey rear extension
Applicant : Mr Phillip Botfield

Application No : 18/00560/FUL Decision : **Application Permitted**
Location : 156 Little Wakering Road Little Wakering
Proposal : Demolish Existing Annex and Former Dwelling and Construct Two Replacement 3 bed Dwellings, Ancillary Development and Landscaping at 156 and 156a Little Wakering Road, Little Wakering
Applicant : Mr A Bentall

Application No : 18/00566/FUL Decision : **Application Permitted**
Location : Sherwood 209 Rectory Avenue Ashingdon
Proposal : Replacement of existing conservatory with new single storey extension.
Applicant : Mr & Mrs Gardner

Application No : 18/00572/FUL Decision : **Refuse Planning Permission**
Location : 17 Hillcrest Road Hockley SS5 4QB
Proposal : Construct detached two storey outbuilding for use of as a granny annexe.
Applicant : Mr George Fitzgerald

Reason(s) for Refusal

1. The submitted plans are inaccurate in that the submitted elevation drawings indicate that the proposed building would be set back from the Western boundary of the site by approximately 0.6 metres. However, the submitted block plan and floor plans indicate that the side elevation of the proposed building would be located immediately adjacent to the boundary with the adjacent no.19 Hillcrest Road. In addition, the adjacent dwellings; no.19 and no.19A are not depicted in their current form correctly on the submitted block plans and location plans. The block plans and location plan are out of date, as the adjacent dwelling has been demolished and replaced by two bungalows (19 and 19A Hillcrest).
2. Given the scale of the accommodation proposed, the ease of access to the highway and the lack of information supplied relating to the intended

occupants of the proposed building, it is considered that the proposed outbuilding would be tantamount to the formation of an independent dwelling.

3. The submitted plans indicate that the proposal would have an internal habitable floor area of approximately 42 square metres, below the 58 square metres required for two storey dwellings with two bed spaces. The proposed building would therefore not adhere to the national described space standard. As a result, the proposal would not be in accordance with policy DM4 of the Development Management Plan (2014).
4. Due to the narrow width of the plot in which the proposed building is to be sited, its close proximity to the side elevations of both adjacent dwellings, and the scale of the proposed dwelling, which would be significantly smaller than other detached dwellings within the existing streetscene, it is considered that the proposed dwelling would appear significantly out of character with the area and would appear incongruous within the existing streetscene. As a result, the proposal would be contrary to Policy DM3 of the Development Management Plan (2014) and the guidance set out in 'SPD2' Housing Design.

Application No : 18/00574/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 3 Regency Close Rochford SS4 1XD
Proposal : Retention of single storey rear extension on the basis that this would have been permitted development when erected.
Applicant : Mr & Mrs Colin and Susan Chatten

Application No : 18/00570/FUL Decision : **Application Permitted**
Location : Fir Tree Lodge Thorpe Road Hawkwell
Proposal : Two Storey Rear Extension and Single Storey Rear Extension to Create Store and Workshop
Applicant : Mrs Ann Rowson

Application No : 18/00600/FUL Decision : **Application Permitted**
Location : 105 High Street Rayleigh SS6 7QA
Proposal : Change of Use from A1 (Shop) to A2 (Offices), New Fenestration and Enclosure of Rear Access with Fire Door.
Applicant : Ascension Legal Support Services Limited - Mrs Gina Newman

Application No : 18/00607/FUL Decision : **Application Permitted**
Location : 44 Hilltop Avenue Hullbridge
Proposal : First Floor Pitched Roofed Rear and Side Extension
Applicant : Dr Paul D Rogers

Application No : 18/00617/FUL Decision : **Application Permitted**
Location : 11 Rutland Gardens Rochford SS4 3AX
Proposal : Single Storey Front and Side Extension
Applicant : Mrs L Hope

Application No : 18/00660/FUL Decision : **Application Permitted**
Location : 22 Station Crescent Rayleigh
Proposal : Single Storey Rear Extension. Hip to Gable Roof Extension
and Front and Rear Dormers
Applicant : Mr David Harris

Application No : 18/00669/FUL Decision : **Application Permitted**
Location : Merela Fambridge Road South Fambridge
Proposal : Proposed Pitched Roof Front Dormer and First Floor Front
Balcony
Applicant : Mr & Mrs Milbourn

Application No : 18/00670/FUL Decision : **Application Permitted**
Location : 16 Copelands Ashingdon SS4 3EE
Proposal : First Floor Roof Extension and Single Storey Flat Roof
Rear Extension with Roof Lantern
Applicant : Mr & Mrs Yorke Wade

Application No : 18/00672/FUL Decision : **Application Permitted**
Location : 15 Grove Road Rayleigh SS6 8PU
Proposal : Two Storey Side and Single Storey Rear Extension
(Remove Existing Garage)
Applicant : Ms J Seal

Application No : 18/00674/FUL Decision : **Application Permitted**
Location : 37 Eastcheap Rayleigh SS6 9JY
Proposal : Single Storey Rear Extension
Applicant : Mr & Mrs S Power

Application No : 18/00677/FUL Decision : **Application Permitted**
Location : 19 Roach Avenue Rayleigh SS6 7SZ
Proposal : Hip to Gable Loft Conversion with Flat Roof Dormer to rear
and 2 no. Pitched Roof Dormer Windows to front.
Applicant : Mr Mathew Dix

Application No : 18/00681/FUL Decision : **Application Permitted**
Location : Francis House 20A Western Road Rayleigh
Proposal : Remove Existing Conservatory and Replace with Single
Storey Rear Extension
Applicant : Mr Priest

Application No : 18/00687/FUL Decision : **Application Permitted**
Location : 4 Trinity Road Rayleigh
Proposal : Convert Garage to Habitable Room
Applicant : Mr Robert Darby

Application No : 18/00682/FUL Decision : **Application Permitted**
Location : 34 Eastern Road Rayleigh SS6 7BA
Proposal : First Floor Front and Rear Extensions and New High Level
Windows at First Floor Side Elevation
Applicant : Mr & Mrs Bennett

Application No : 18/00722/DPDP1 Decision : **Prior Approval
Required - Approved**
Location : 15 Mornington Avenue Rochford
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 2.88m, Maximum Height 4m
Applicant : Mr Lee Weatherill

Application No : 18/00685/FUL Decision : **Application Permitted**
Location : 94 The Chase Rayleigh SS6 8QP
Proposal : Convert Detached Garage to Habitable Space
Applicant : Mr Lenny Woodcock

Application No : 18/00691/FUL Decision : **Application Permitted**
Location : 71 Branksome Avenue Hockley SS5 5PG
Proposal : Hip to gable loft conversion with rear flat roof dormer and
single storey infill rear extension with flat roof
Applicant : Mr & Mrs Holling

Application No : 18/00695/FUL Decision : **Application Permitted**
Location : Site Of 57 To 61 High Street Rayleigh
Proposal : Proposed shopfront alterations, erection of first floor
corridor and change-of-use from A2 (Bank) to A3
(Restaurant)
Applicant : D & A (2119) Limited

Application No : 18/00704/FUL Decision : **Application Permitted**
Location : 28 Highfield Crescent Rayleigh SS6 8JP
Proposal : Single Storey Rear Extension With Roof Light
Applicant : Mr Scott Williamson

Application No : 18/00712/FUL Decision : **Application Permitted**
Location : 5 Bobbing Close Rochford SS4 1RY
Proposal : Proposed Single Storey Side Extension.
Applicant : Mr Darren Willmore

Application No : 18/00736/FUL Decision : **Application Permitted**
Location : 85 Heron Gardens Rayleigh
Proposal : Convert Garage to Habitable Room
Applicant : Mr Mark Swain

Application No : 18/00716/FUL Decision : **Application Permitted**
Location : 34 Hawkwell Road Hockley SS5 4DA
Proposal : Construct single storey rear extension
Applicant : Mr & Mrs Reed

Application No : 18/00728/FUL Decision : **Application Permitted**
Location : 24 Fountain Lane Hockley
Proposal : Part Two/Part Single Storey Side and Rear Extension with
Roof Lantern to Rear Element
Applicant : Mr And Mrs Taylor

Application No : 18/00592/DPDP1 Decision : **Not Permitted
Development**
Location : 12 Broadlands Avenue Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5m from Original Rear Wall, Eaves
Height 2.78m, Maximum Height 3.45m
Applicant : Mr John Noonan

- 1 The proposed extension would be located within two metres of the boundary of the application site, and the height of the eaves as of the proposed extension as measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the flat roof would exceed 3 metres. The proposed extension would therefore fail to comply with part (i) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would not be permitted development.

Application No : 18/00739/DPDP1 Decision : **Prior Approval Required - Approved**
Location : Redcroft Paglesham Road Paglesham
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 3.4m, Maximum Height 4m
Applicant : Mr David Mason

Application No : 18/00726/FUL Decision : **Application Permitted**
Location : 15 Sheridan Close Rayleigh SS6 8YR
Proposal : Proposed Single Storey Rear Extension with Roof Lantern and Convert Garage to Habitable Accommodation
Applicant : Mr Taylor

Application No : 18/00727/FUL Decision : **Application Permitted**
Location : 46 York Road Rayleigh
Proposal : Remove Existing Side and Rear Extensions and Construct Part Two/Part Single Storey Side Extension, Single Storey Rear Extension With Roof Lantern
Applicant : Mr And Mrs Buckle

Application No : 18/00734/FUL Decision : **Application Permitted**
Location : 36 Wedgwood Way Ashingdon SS4 3AS
Proposal : Proposed single storey rear extension and internal alterations.
Applicant : Mr & Mrs T Kirton

Application No : 18/00706/FUL Decision : **Application Permitted**
Location : 10 Harewood Avenue Rochford
Proposal : Single Storey Rear Extension with Roof Lanterns
Applicant : Mr And Mrs Cain

Application No : 18/00742/FUL Decision : **Application Permitted**
Location : 13A Nelson Road Rayleigh SS6 8HB
Proposal : Single storey rear extension
Applicant : Mr & Mrs Ramsey

Application No : 18/00744/FUL Decision : **Application Permitted**
Location : New Airport Terminal Building Southend Airport Rochford
Proposal : Plant equipment compound and hardstanding area adjoining terminal extension
Applicant : London Southend Airport Co. Ltd - Mr Glyn Jones

Application No : 18/00748/FUL Decision : **Application Permitted**
Location : 4 Rookery Close Rayleigh SS6 7DN
Proposal : Proposed single storey rear extension and front infill extension with internal alterations
Applicant : Mr & Mrs Bellinger

Application No : 18/00753/FUL Decision : **Refuse Planning Permission**
Location : Monywa Preston Gardens Rayleigh
Proposal : Proposed Front and Rear Dormers, Hip to Gable Roof Extension, Single Storey Flat Roof Rear Extension, Roof Light to Front Elevation and Front Open Pitched Roof Porch
Applicant : Mr Allan Styles

Reason(s) for Refusal

- 1 The proposed front dormer, by reason of its siting, scale, bulk and appearance would be unreasonably dominating and obtrusive feature within the front roof slope to the detriment of the host dwelling and surrounding streetscene. The proposal would therefore be contrary to policy DM1 and the NPPF.

Application No : 18/00754/FUL Decision : **Application Permitted**
Location : 6 Bullwood Hall Lane Hockley SS5 4TD
Proposal : Two Storey Side Extension
Applicant : Mr & Mrs Harding

Application No : 18/00761/DPDP1 Decision : **Prior Approval Required - Approved**
Location : 43 Heycroft Road Hawkwell
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.86m from Original Rear Wall, Eaves Height 2.32m, Maximum Height 3.59m
Applicant : Mr Jim Orr

Application No : 18/00769/DPDP1 Decision : **Not Permitted Development**
Location : 6 Nutcombe Crescent Rochford
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4315m from Original Rear Wall, Eaves Height 2842m, Maximum Height 3162m
Applicant : Mr Nick Bettis

1. The eaves height of the proposed extension as measured from the submitted plans would be approximately 3 metres, which would be greater than that of the existing dwelling, which has an eaves height of approximately 2.8 metres. The proposal would therefore fail to comply with part (d) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No : 18/00815/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 87 Burnham Road Hullbridge
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.765m from Original Rear Wall, Eaves Height 2.45m, Maximum Height 3.7m
Applicant : Mr Robert Sewell